

From: [Hingtgen, Robert J](#)
To: [David Revelt](#)
Cc: [Beddow, Donna](#)
Subject: RE: Soltec inquiry
Date: Thursday, September 26, 2013 2:05:44 PM
Attachments: [1464_001.pdf](#)

David,

Attached is a boilerplate schedule for processing a Major Use Permit application to a decision with the Planning Commission with an EIR as the environmental document. As you can see it allows for scoping the EIR, three iterations of review of the EIR, developing responses to public comments, review by County Counsel, and preparation for hearing. It does not include additional processing time that would be required if a Planning Commission decision is appealed to the Board of Supervisors (an additional 2-3 months). This schedule is only for the Major Use Permit, and does not include post approval processing for condition satisfaction or grading or improvement plan approvals.

A more specific schedule would be developed for processing the Major Use Permit during a Major Pre-Application review and meeting that is required prior to submittal of Major Use Permit applications. Please see the application forms at the following link:

http://www.sdcounty.ca.gov/pds/zoning/formfields/ESUB_Major_Project_Pre_App.pdf

The costs for the Major Pre-Application review would be included in the overall cost estimate that would be developed for processing the Major Use Permit. Based on our conversation yesterday, I would recommend you submit the Major Pre-Application forms in the very near future.

Thanks,

Robert Hingtgen, Planner III
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email - robert.hingtgen@sdcounty.ca.gov

From: David Revelt [mailto:drevelt@solarelectricsolutions.com]
Sent: Wednesday, September 25, 2013 3:53 PM
To: Hingtgen, Robert J
Cc: Freeman Hall; Mike Stern
Subject: RE: Soltec inquiry

Robert,

Thanks for your phone call this afternoon. My contact information is below.

Regarding the 18 month estimate for permitting, is it possible to sketch out the time for the major

elements in the process – e.g. X months for EIR preparation, X months for comments, X months to review/resolve comments, X months for final approvals, etc.?

We're mapping out the time schedule for the project, and trying to determine if a shorter timeframe is feasible given the work we've already completed for the project.

Thanks. -David

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From: Hingtgen, Robert J [<mailto:Robert.Hingtgen@sdcounty.ca.gov>]
Sent: Wednesday, September 25, 2013 2:33 PM
To: David Revelt
Subject: Soitec inquiry

Mr. Revelt,

It was good to speak to you and Mr. Hall concerning the Soitec project. Please send me an email with your contact information and I will place you on our list for notification of upcoming public meetings and hearings for the project.

Thank you,

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ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: 0
 Project Number: 0
 Staff Completing Schedule: 0
 Decision-Making Body: Planning Commission
 Date Schedule Produced/Revised: 9/26/2013

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			11/1/2013
DETERMINATION THAT AN EIR IS REQUIRED			11/1/2013
PDS reviews project application "completeness", completes planning and environmental scoping	30	12/2/2013	
PDS completes initial scope of EIR	14	12/16/2013	
Applicant submits documents for Public Review of Notice of Preparation (NOP)	7	12/23/2013	
PDS completes advertises and distributes NOP	10	1/2/2014	
Public review of NOP	30	2/3/2014	
PDS receives and distributes public comments on NOP to Applicant	3	2/6/2014	
PDS meets with applicant to discuss EIR scope, cost estimate and schedule	10	2/17/2014	
Applicant submits 1st Draft EIR and Planning Documentation	120	6/6/2014	
PDS reviews 1st Draft EIR	45	7/21/2014	
Meeting with applicant	7	7/28/2014	
Applicant submits 2nd Draft EIR and Planning Documentation*	35	9/1/2014	
PDS reviews 2nd Draft EIR*	30	10/1/2014	
Meeting with applicant	7	10/8/2014	
Applicant submits 3rd Draft EIR and Planning Documentation*	30	11/7/2014	
PDS reviews 3rd Draft EIR*	30	12/8/2014	
PDS meets with applicant to resolve final project issues*	7	12/15/2014	
Applicant produces copies of documents, submits DEIR and copies of documents	10	12/25/2014	
PDS completes distribution paperwork, advertises and distributes Draft EIR	14	1/8/2015	
Public Review of Draft EIR	45	2/23/2015	
PDS transmits Public Comments to Applicant	3	2/26/2015	
PDS holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	3/9/2015	
Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata	30	4/8/2015	
PDS reviews 1st Draft Responses to Public Comments and EIR Errata	25	5/4/2015	
Applicant submits 2nd Draft RTC and EIR Errata*	21	5/25/2015	
PDS reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review	20	6/15/2015	
Applicant submits Draft RTC & EIR Errata for I-119 review & 1st draft EIR Findings for staff review	5	6/22/2015	
Board Policy I-119 Review of Responses to Comments and DEIR	40	8/3/2015	
Holds meeting with applicant/consultant*	7	8/10/2015	
Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with PDS to review changes	14	8/24/2015	
PDS reviews RTC, EIR Errata & Findings	45	10/8/2015	
Finalize RTC, EIR Errata, and Findings. Holds meeting with applicant/consultant*	10	10/19/2015	
Applicant makes final revisions, produces copies of FEIR, CEQA Findings and RTCs and pays Fish and Wildlife Fees	7	10/26/2015	
PDS makes staff recommendation on the project & finalizes project documentation	30	11/18/2015	
Planning Commission Hearing	24	12/14/2015	

PROJECT SCHEDULE ASSUMPTIONS

Project description remains consistent throughout process
 Applicant will submit information in accordance with schedule
 All issues will be resolved concurrently.
 Bolded tasks are under the control of applicant/consultant.
 * Task can be eliminated if earlier draft documents are adequate.
 Hearing date is subject to decision making body availability and schedule
 The project will not be continued by decision maker or appealed
 Assumes public review comments are not exceptionally numerous or complex
 Assumes deposit account balance remains positive. County work may not proceed without adequate funds.

COST ESTIMATE ASSUMPTIONS

Estimate is based on relative cost of projects of similar complexity
 Estimate does not include applicant's consultant/engineering costs
 Does not include County costs for post discretionary review (e.g. final map)
 Costs assume project schedule assumptions are maintained
 Costs will be paid at installments throughout the process
 If project is over budget, cost estimate will be revised
 The State of CA adjusts Fish and Wildlife Fees annually for inflation
 Project will be processed with an Environmental Impact Report
 Cost estimate does not include additional deposits for Trails Review or DEH that may be required

COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	\$0
Deposits Paid to Date	\$0
Account Balance	\$0
Estimated County Costs Remaining	\$0
Fish & Wildlife Fees/ County Clerk Fee	\$50
% Expended of Total Cost Estimate	#DIV/0!